

AGN. NO. _____

MOTION BY SUPERVISOR DON KNABE

August 16, 2005

The County owns a 4,844 square foot medical clinic building on 22,216 square feet of land located at 12360 Firestone Boulevard in the City of Norwalk which is vacant and considered surplus to any present or foreseeable County needs. This building formerly served as an outpatient health center operated by the Department of Health Services (DHS). This clinic was closed by DHS and the services previously provided, to the extent possible, were transferred to remaining County clinics in response to the restructuring of outpatient services at DHS.

The JWCH Institute Inc. (the "Institute") is a private non-profit health agency whose stated mission is to improve the health and wellness of under-served segments of the population of Los Angeles County through the direct provision of health care, health education services and research. The Institute will operate the subject health center as an outpatient clinic providing services deemed appropriate by DHS to meet the needs of the surrounding community in exchange for the County's long term transfer

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MOTION

BURKE	_____
YAROSLAVSKY	_____
KNABE	_____
ANTONOVICH	_____
MOLINA	_____

of property ownership to the Institute on a gratis basis with the County reserving unto itself the right to take back the property in the event the Institute fails to operate the property as an outpatient health center, the property becomes blighted or at the end of a ten year term, whichever first occurs. When the property reverts back to the County, the County will seek to renew its agreement with the Institute or identify other health care providers to operate the site as a health center.

The Institute is recognized as a 501(c)(3) organization in compliance with Internal Revenue Code regulations and the Government Code prescribes a method by which the County can sell surplus real property to tax exempt organizations for the purpose of providing health services.

I, THEREFORE, AS AUTHORIZED BY GOVERNMENT CODE SECTION

26227, MOVE THAT THE BOARD:

1. Find that the property is surplus to any present or foreseeable County needs;
2. Find that the proposed direct sale of this surplus property is categorically exempt from CEQA and pursuant to Class 12 of the County's Environmental Document Reporting Procedures and Guidelines;
3. Find that the health care services to be provided by the Institute to the local community serve public purposes which benefit the County;
4. Approve a sale of the subject property to the Institute on a gratis basis for a ten year period in exchange for the Institute's commitment to provide the funds, staff and management to operate a health clinic at the subject property. This is subject to the further conditions that the Institute remain

a non-profit public entity and that the property will be used continuously and exclusively for outpatient health care purposes to meet the needs of the surrounding community and that the property is not to become blighted. The property and services shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated areas not equally accorded residents of unincorporated territory. In the event the Institute does not comply with operating an outpatient health clinic to meet the needs of the surrounding community at the subject property, then all right title and interest in the subject property shall revert back to the County of Los Angeles;

5. Authorize the Chief Administrative Office (CAO) to negotiate terms of the sale including a purchase and sale agreement;
6. Instruct the CAO to execute the purchase and sale agreement and other related documents after review and approval by County Counsel; and,
7. Instruct the Chair to execute a Quitclaim Deed when prepared by the CAO, after review and approval by County Counsel.

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RE:e